



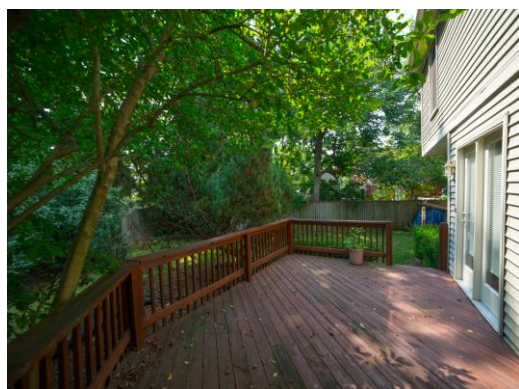
THE PRICE GROUP

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401 Benjamin Lane

FOR MORE INFO IMMEDIATELY, TEXT 25308 TO 46835

**Completely Renovated with Updates Throughout!
Home is Quietly Tucked in a Low-Traffic Community**



Visual Tour Online:
www.401BenjaminLane.com

Welcome home to 401 Benjamin Lane! Located in the heart of Lyndon with easy and quick access to shopping, eateries, parks, and more! This home's curb appeal will catch your eye with its mature trees and thoughtful landscape. As you enter through the Foyer, the home's gleaming hardwood floors welcome you as they stretch through the entire main level- including the Foyer, Family Room, Dining Room, and Eat-In Kitchen. Large windows (streaming ample natural light) and neutral paint tones provide a refreshing atmosphere throughout the openness of the home's main level. The Dining Room continues to flow into the updated Eat-In Kitchen (which provides direct access to the rear deck and private back yard). The Kitchen is complete with a peninsula-style counter, granite tops, tile backsplash, and a spacious pantry. Upstairs you'll find three bedrooms and two full baths, all with neutral tones! The Master Bedroom offers an en suite master bath while the additional two bedrooms are serviced by a Jack and Jill bath. The home continues in the finished lower level, boasting fresh paint and brand new carpet! It's a perfect space for a second Family Room, office, playroom, and/or workout space! The spacious laundry room is also on the lower level, with a washer and dryer that convey to the new buyer. The home's assets continue as you explore the back yard - it is equipped with a large deck, mature trees, and very private with the greenery and partial fencing. In addition to the convenience of the attached two car garage, the home is also complimented by the additional parking space the driveway provides - a width that accommodates two vehicles!

Don't wait! Be sure to contact our team today to preview your new home!

Features:

3 Bedrooms
2.5 Baths

2000+
Total Finished
Square Feet

Two-Car Garage

Fenced Backyard

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401 Benjamin Lane, *Special Features*

3 Bedrooms | 2.5 baths | 2000+ Total Finished Square Feet

Charming Two-Story Home with Two-Car Garage and Fully Fenced Backyard

Renovated Home Quietly Tucked Away in a Low-Traffic Community

Proximity to St. Matthews Shopping, Dining and Amenities

Foyer

- As you enter the home, note the delightful green front door highlighted by decorative sidelights and glass storm door
- The foyer is serviced by a convenient coat closet
- Wood details add character to the staircase; the landing space provides access to the second level of the home as well as the Kitchen
- Beautiful hardwood floors flow from the Foyer into the Family Room and throughout the first floor
- White trim and crown molding throughout the home gives it a polished look
- Guest powder room is conveniently located off the Foyer and features a porcelain pedestal sink

Family Room

- Open living and dining areas create a nice flow- perfect for entertaining!
- Wood-burning fireplace is accented by a white mantle and black marble hearth - creating a dramatic focal point, highlighted by recessed lighting
- Two large windows overlook the front yard and provide plenty of natural light
- Spacious Family Room with hardwood floors welcomes you into the home

Dining Room

- The Dining Room is incredibly spacious – plenty of room for all your dining furniture!
- The dining area has a large double window that helps give the room great ambiance and natural light
- Dining Room lighting features a chandelier- perfect for a dining room set
- The dining space is equipped with a swinging door from the Kitchen to easily separate the two spaces

Eat-In Kitchen

- Kitchen has been fully updated, including granite countertops with coordinating backsplash and stunning wood cabinetry!
- No detail has been overlooked – hardwood floors accent the natural tone wood cabinets as well as cabinetry framing the refrigerator, and is complete with attractive hardware
- The Eat-in Kitchen is positioned at the back of the house and provides direct access to the outdoor space
- Dining space is encompassed by multiple windows that provide scenic views of the private backyard
- The Kitchen boasts an open layout design that is great for everyday cooking and efficiency
- Dark, wood cabinetry boasts raised panel doors and provides ample storage
- Plenty of counterspace provided by the peninsula – perfect for hosting!
- Kitchen appliances convey for your move-in ready convenience
- Recessed lighting, overhead fixtures and ample windows allow natural light to pour into the Eat-in Kitchen. Bright and sunny!
- Door off the Eat-in Kitchen leads to the expansive back deck; a great place to enjoy your morning cup of coffee!
- Kitchen is complimented with a large pantry – Providing plenty pf extra storage
- Enjoy the view of the backyard while at the recessed, stainless steel double-bowl sink
- The Eat-in kitchen area provides convenient seating for a small table and breakfast area

Master Bedroom and En Suite Full Bath

- The Master boasts a vaulted ceiling, two oversized windows and a neutral color scheme
- The Master bedroom is well lit with two windows and overhead light fixture with fan
- Spacious Master has plenty of room for your bedroom furniture suite
- Bedroom is detailed with crisp, white trim and baseboards
- The En Suite Full Bath features a dual sinks white vanity, tile flooring and a tub/shower combination
- A quaint hexagon window illuminates the space and offers plenty of natural light
- In addition to the bath area is the built-in vanity area with sink and make-up counter
- Separate water closet provides extra privacy to the shared space
- Master hosts a generous walk-in closet with ample shelving

Second Level, Two Additional Bedrooms and Jack and Jill Full Bath

- The Second Level of the home provides two additional bedrooms that are serviced with a Jack and Jill Full Bath
- The first bedroom is finished with a window, white trim, neutral carpet and a closet
- The shared Jack and Jill bath hosts a dual sink vanity with storage as well as a separate water closet and shower room
- A skylight window illuminates the space and offers plenty of natural light
- The second bedroom has a window, neutral color palette and large closet with double doors

Lower Level

- The lower level is incredibly spacious and presents a wealth of opportunities for space, including; Second family room, home office, hobby/craft space or play area
- The finished lower level is designed with a large open flow
- Additional perks of lower level include an unfinished area with plenty of room for storage
- The unfinished space is equipped with washer/dryer hook ups, a utility sink and closet
- Large closet under the stairs provides extra storage
- The lower level landing space is designed in a neutral color palette

Outdoor Living

- Your eyes will be drawn to the home as you approach the aggregate walkway; The front exterior is accented with a quaint, hexagon window and front door framed by sidelights and stately, white trim detail
- The manicured landscaping reflects the architectural style of the home
- The wide, aggregate driveway approaches the two-car garage and offers space for additional guest parking
- Mature trees create a park-like feel around the home
- The back yard is secluded and private – mature trees and landscaping create for peaceful views
- Conveniently step from the Family Room to the outdoor space with a generous-sized deck to enjoy the outdoors
- The deck is spacious enough to easily accommodate your outdoor furniture and grill- the warm evenings await!
- The back yard is full fenced, flat and useable